

TRIVEST CORPORATION,

GRANTORS

TO:

WILLIAM P. KNOX, TRUSTEE OF WILLIAM  
P. KNOX REVOCABLE LIVING TRUST,

GRANTEES

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we TRIVEST CORPORATION, A Mississippi Corporation, does hereby sell, convey and warrant unto WILLIAM P. KNOX, TRUSTEE OF WILLIAM P. KNOX REVOCABLE LIVING TRUST, the land lying and being situated in DeSoto County, Mississippi described as follows, to-wit:

Lot 1, Magnolia View Commercial Subdivision situated in the Southwest Quarter of the Northeast Quarter of Section 34, Township 1 South, Range 6 West, Olive Branch, DeSoto County, Mississippi. Beginning at a point in the South right-of-way line of Old Highway 78, 425.22 feet East of the East line of Chickasaw Drive as measured along the South line of Old Highway 78; thence along the South right-of-way of Highway 78, along a curve to the right having a radius of 5679.58 feet, a central angle of 01°-00'-18" a distance of 99.63 feet to a point; thence South 43°-26' West, 211.99 feet to a point; thence North 40°-58'-38" West, 100.0-feet to a point at the Southeast corner of Lot 1, Russell Smith Commercial Subdivision; thence North 43°-36' East along the South line of Lot 1, Russell Smith Commercial Subdivision, 206.43 feet to the point of beginning. As Per Plat recorded in Plat Book 46, Page 22, Chancery Clerk's Office, DeSoto County, MS  
The warranty in this Deed is subject to any subdivision restrictions, building lines and

easements; subdivision and zoning regulations in effect in DeSoto County, Mississippi. It is also subject to Covenants or Restrictions of the Magnolia View Commercial Subdivision recorded in Book 24, Page 125, (Restrictions and Release of Damages), Easement to Town of Olive Branch, Mississippi recorded at Book 150, Page 61, all recorded in Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

It is agreed and understood that taxes for the year 2005 shall prorated and assumed by the Grantees herein. Possession is given upon delivery of this Deed.

WITNESS OUR SIGNATURES, this the 14<sup>th</sup> day of October, 2005.

TRIVEST CORPORATION,  
A Mississippi Corporation

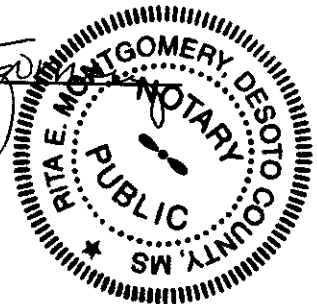
BY: Earl Warren  
EARL WARREN, PRESIDENT

STATE OF MISSISSIPPI

COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, on this 14<sup>th</sup> day of October, 2005, within my jurisdiction, the within named, EARL WARREN who acknowledged that he is President of TRIVEST CORPORATION, a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed he executed the above and foregoing Warranty Deed after first having been duly authorized by said corporation so to do.

*Rita E. Montgomery*  
NOTARY PUBLIC

My Commission Expires: 7-28-09

## GRANTOR'S ADDRESS:

P.O. BOX 767  
OLIVE BRANCH MS 38654  
Hm. Phone: \_\_\_\_\_  
Wk. Phone: 662-895-2585

## GRANTEE'S ADDRESS

9045 Hwy 178  
Olive Branch MS 38654  
Hm. Phone: 662-895-6328  
Wk. Phone: na

## PREPARED BY AND RETURN TO:

JAMES E. WOODS  
WATKINS LUDLAM WINTER & STENNIS, P.A.  
P.O. BOX 1456, OLIVE BRANCH, MS 38654  
(662) 895-2996

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